126.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,200 / 943,200
					USE VALUE:	943,200 / 943,200
					ASSESSED:	943,200 / 943,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINCHOM COLIN M & RONIT R
Owner 2:	
Owner 3:	
Street 1:	22 BAILEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORMICA JOANNE R -
Owner 2:	-
Street 1:	22 BAILEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Brick Exterior and 1529 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	382,500	7,200	553,500	943,200
Total Card	0.149	382,500	7,200	553,500	943,200
Total Parcel	0.149	382,500	7,200	553,500	943,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 616.87 /Parcel: 616.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81002

GIS Ref

GIS Ref

Insp Date 04/21/18

!9751!

PREVIOUS ASSESSMENT

Parcel ID 126.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	382,500	7200	6,500.	553,500	943,200		Year end	12/23/2021
2021	101	FV	371,600	7200	6,500.	553,500	932,300		Year End Roll	12/10/2020
2020	101	FV	371,500	7200	6,500.	553,500	932,200	932,200	Year End Roll	12/18/2019
2019	101	FV	288,800	7200	6,500.	584,300	880,300	880,300	Year End Roll	1/3/2019
2018	101	FV	243,300	7200	6,500.	430,500	681,000	681,000	Year End Roll	12/20/2017
2017	101	FV	243,300	7200	6,500.	412,100	662,600	662,600	Year End Roll	1/3/2017
2016	101	FV	243,300	7200	6,500.	381,300	631,800	631,800	Year End	1/4/2016
2015	101	FV	229,400	7200	6,500.	319,800	556,400	556,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:33:51

LAST REV

Date	Time
05/14/18	13:50:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORMICA JOANNE	64497-544		11/12/2014		735,000	No	No		
FORMICA JOANNE	63867-337		7/3/2014	Convenience	1	No	No		
PASSANESE ANN M	28440-494		4/12/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	81002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2017	236	Redo Bat	10,000	C				
7/14/2016	966	Add Bath	20,000		7/14/2016			Finished unfinishe
10/2/2015	1474	Redo Kit	40,000					
7/8/2015	913	Re-Roof	3,800		7/8/2015			Strip and reroof.

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	BS	Barbara S
4/11/2018	MEAS&NOTICE	CC	Chris C
5/18/2015	Sales Review	PT	Paul T
12/6/2008	Meas/Inspect	201	PATRIOT
11/2/1999	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,498	Spl Credit		Total:	553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.04489541
Adj $ / SQ:	183.379
Other Features:	106500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469928
Depreciation:	87407
Depreciated Total:	382521

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

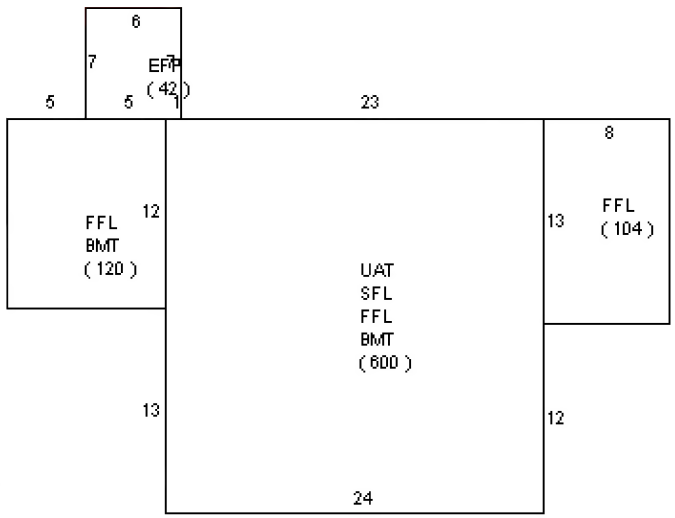
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.72
Special Features:	0	Val/Su Net:	163.74
Final Total:	382500	Val/Su SzAd	268.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	824	183.380	151,104
BMT	Basement	720	55.010	39,610
SFL	Second Floor	600	183.380	110,027
UAT	Upper Attic	150	111.860	16,779
EFP	Enclos Porch	42	75.860	3,186

Net Sketched Area:	2,336			Total:	320,706
Size Ad	1424	Gross Area	2786	FinArea	1529

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	GD	1924	26.97	T	30	101			7,200			7,200

More:	N	Total Yard Items:	7,200	Total Special Featues:	Total: 7,200

IMAGE

AssessPro Patriot Properties, Inc